

# SIGNATURE

## NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST





 Birkdale, Whitley Bay NE25 9LZ

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## £700 Per Calendar Month

New to the market is this modern two bedroom terraced house with front and rear gardens and parking available.

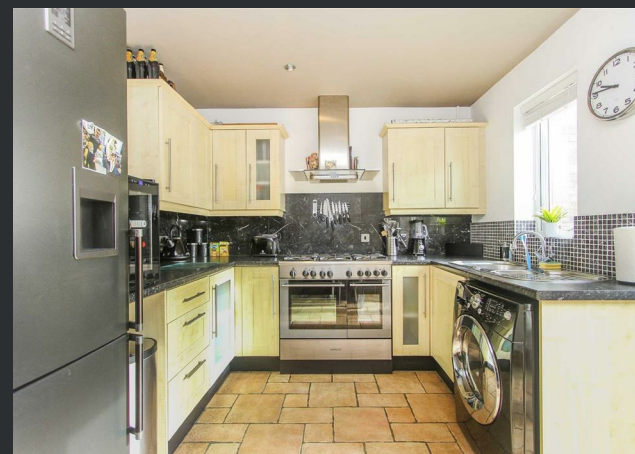
Modern stylish two bedroom mid terraced house is available October. The property comprises downstairs of good sized living room, well equipped kitchen with modern integrated appliances and fully tiled bathroom with a shower & WC.

Upstairs offers two double bedrooms and a large loft area. Features include oak hardwood flooring, upvc double glazed windows, front door and french doors. New central heating system and designated off street car parking space. Front and rear gardens.

Property is unfurnished. Very good location close Sainsbury's and other amenities.

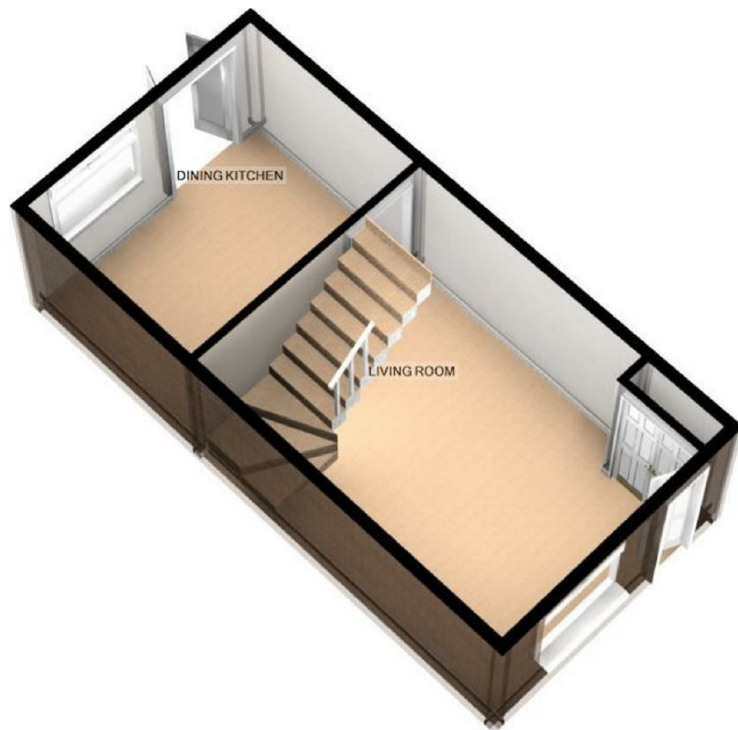
To apply for a tenancy on this property, a refundable holding deposit of a week's rent is required.

A tenancy deposit for the property is compulsory and is to be paid on or before the tenancy commences, along with the first months rent payment. The tenancy deposit is equivalent to one months rent. An additional tenancy deposit amount may be requested in certain circumstances.

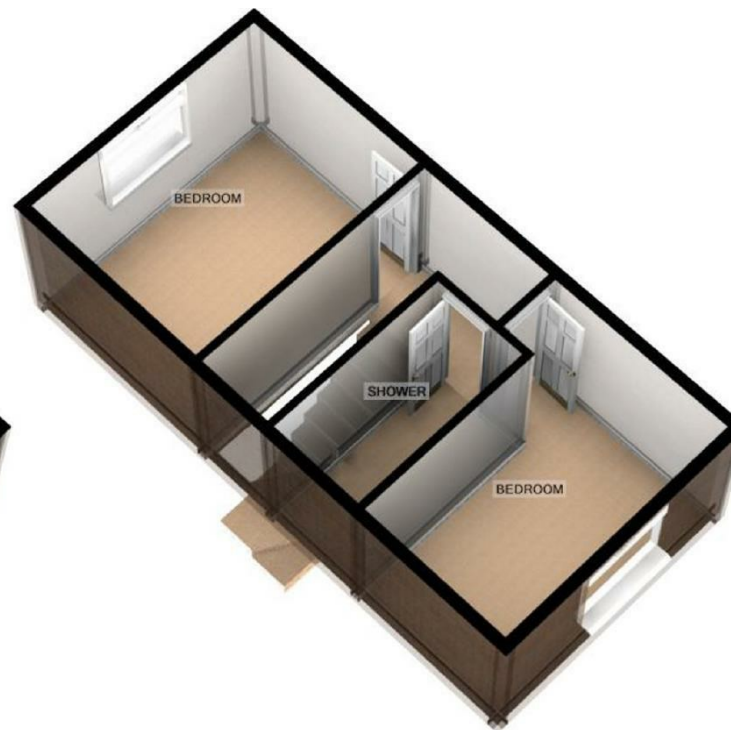


PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

# PROPERTY FLOORPLAN



GROUND FLOOR



FIRST FLOOR

BIRKDALE, WHITLEY BAY

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale  
Made with Metropix ©2018

## Measurements:

LIVING ROOM  
15'5" x 11'9"

DINING KITCHEN  
11'9" x 9'1"

BEDROOM ONE  
11'9" x 9'1"

BEDROOM TWO  
11'9" x 7'2"

SHOWER ROOM  
8'8" x 4'6"

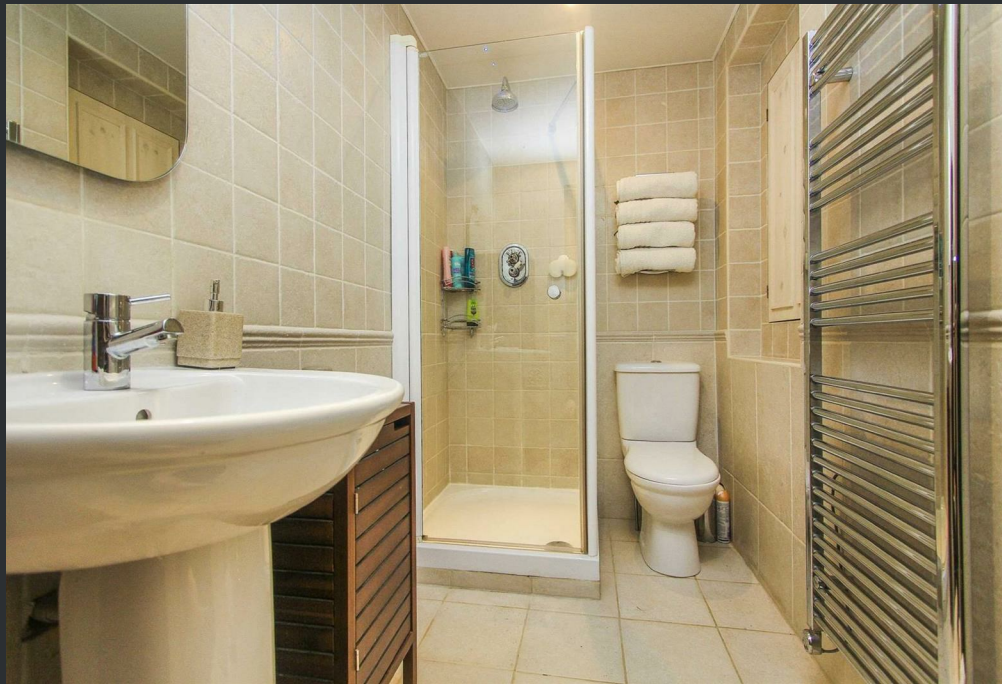
## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	<b>1</b>	<b>1</b>
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC







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